



## 214 William Street Cochrane Alberta

\$599,900

R-MX Multi-Unit Zoning located in the highly sought-after East End of Cochrane, this delightful bungalow offers a fantastic opportunity for investors and families alike. With 2 bedrooms and a bath on the upper level, plus a legal suite featuring 1 bedroom and a den in the basement, this property is perfectly designed for cash flow. **Key Features:** **Versatile Living Space:** The main floor includes 2 spacious bedrooms and a full bath, while the basement legal suite offers additional living space, making it ideal for rental income or extended family. **Prime Location:** Enjoy the convenience of being within walking distance to a variety of restaurants, grocery stores, coffee shops, parks, and schools, ensuring a vibrant lifestyle. **Oversized Double and Single Garages:** This property comes with two detached garages—one 24 x 25 over height double and one single—providing ample parking and storage options. **Expansive Lot:** Situated on a generous 6,950 sq ft lot, the possibilities are endless for outdoor enhancements or future developments. **Investment Potential:** With its dual living spaces and prime location, this bungalow presents a strong cash-flowing investment opportunity with significant future potential. Don't miss your chance to own this unique property in a desirable area! Schedule your private showing today! (id:6769)

Kitchen 11.83 Ft x 12.17 Ft  
Bedroom 12.42 Ft x 12.25 Ft  
Living room 17.75 Ft x 12.42 Ft  
4pc Bathroom 4.92 Ft x 6.25 Ft  
Den 8.33 Ft x 11.33 Ft

Kitchen 11.83 Ft x 12.92 Ft  
4pc Bathroom 8.33 Ft x 4.75 Ft  
Bedroom 11.25 Ft x 11.33 Ft  
Primary Bedroom 11.50 Ft x 11.50 Ft  
Living room 19.50 Ft x 13.33 Ft

Listing Presented By:



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